



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

168 Country Hills Way NW
Calgary, Alberta

MLS # A2333817



\$619,900

Division:	Country Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,241 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: None

Excellent investment opportunity! This impressive 5-bedroom walkout property offers exceptional versatility, featuring a fully developed, legal basement suite with its own separate private entrance. The main and upper levels boast a bright, spacious layout with 3 bedrooms on the top floor, ideal for owner-occupants or primary tenants. The legal lower suite includes 2 additional bedrooms, a full kitchen, and a spacious living area that transitions seamlessly via the full walkout, providing excellent natural light and an open feel rarely found in basement suites. Significant big-ticket upgrades have already been completed for ultimate peace of mind, including a brand-new roof and brand-new vinyl siding on the west side of the home. Situated in a prime, highly sought-after location close to major amenities, transit, schools, and shopping, this property is a turnkey addition to any portfolio or an incredible way to live upstairs while offsetting your housing costs below. Don't miss out on this rare, high-yielding property—schedule your viewing today!